



# FOR SALE

## INSTANT INCOME PLUS LOVELY 4-BEDROOM HOME!

Located strategically in the Central West region, Weethalle offers the perfect balance of rural serenity and accessibility. The town sits conveniently on major transport routes, making it an ideal base for those who appreciate country living without complete isolation from larger centres. This location also offers the perfect spot for a roadside diner. "Roadkill Grills" is a long established stopover for truckers and travellers alike. A beautiful 4 bedroom, home is adjoining plus a large fenced block and some serious sheds – what more could you ask for!! Opportunities like this don't come along every day so don't hesitate to book your inspection, you will be very pleased you did. This property offers everything you could need, a comfortable home, a thriving business, sheds to tinker in or expand the business, storage space, a private yard for quiet time, climate control – it all adds up to a great lifestyle change.

### Home

- Brick veneer 4 bedroom home (3 with built ins)
- 2 bathrooms
- Large kitchen
- Large laundry with extra shower
- Fireplace
- Air conditioning
- Carport and Breezeway separating business from home
- Shady verandas plus extra outdoor WC

### Business

- 2 bathrooms adjoining the business (his and hers)
  - Large dining room
  - Fully equipped commercial kitchen
  - Counter area equipped with all business requirements
  - Display fridges
  - Store rooms
  - Large shed with front section finished for possible business expansion or rental
- Yard
- impressive 2,909 square metre block
  - Large private yard with woodsheds and storage sheds
  - Shady trees
  - Handy outside toilet

4 BED | 4 BATH | 10 CAR

PRICE:  
\$490,000

OPEN FOR INSPECTION:  
N/A



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